

ORDINANCE NO. 5011

AN ORDINANCE to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment approved by city council on March 12, 2016 to the Braddock East Small Area Plan chapter of such master plan as Master Plan Amendment No. 2015-0003 to amend the land use and development framework tables pertaining to the Ramsey Homes property and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment.

WHEREAS, the City Council of the City of Alexandria finds and determines that:

1. In Master Plan Amendment No. 2015-0003 the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on February 4, 2016 of an amendment to the Braddock East Chapter of the Master Plan of the City of Alexandria to amend the land use and development framework tables pertaining to the Ramsey Homes property which recommendation was approved by the City Council at public hearing on March 12, 2016;

2. The said amendment has heretofore been approved by the planning commission and city council after full opportunity for comment and public hearing.

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the Braddock East Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is, amended by amending Table 3 on Page 37 and Table 5 on Page 47 as shown on the document labeled Attachment 1 attached hereto and incorporated fully herein by reference.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing master plan amendment as part of the Master Plan of the City of Alexandria, Virginia.

Section 3. That all provisions of the Master Plan of the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.

Section 4. That the Master Plan of the City of Alexandria, as amended by this ordinance, be, and the same hereby is, reordained as the Master Plan of the City of Alexandria, Virginia.

Section 5. That the city clerk shall transmit a duly certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the Circuit Court shall file same among the court records.

Section 6. That this ordinance shall become effective upon the date and at the time of its final passage.

ALLISON SILBERBERG
Mayor

Final Passage: May 14, 2016

ATTACHMENT 1

MPA#2015-0003 / REZ#2015-0003
 DSUP#2014-0035
 699 North Patrick Street
 Ramsey Homes Redevelopment

Attachment 3

Required Amendments to the Braddock East Master Plan

Table 3 Amendment

(page 37):

LAND USE

Site	Parcel Area		Existing Development	Current Zoning	Recommended Zoning	Required Land Use	Preferred Land Use
	sf	Acres					
James Bland	370,000	8.49	200,000	RB	CDD	Residential	GF Retail
Andrew Adkins ⁽¹⁾	196,000	4.50	148,000	RB	CDD	GF Retail	Residential, Hotel Office
Samuel Madden	150,000	3.44	64,000	RB	CDD	GF Retail	Residential, Grocery Store Office
Ramsey	31,000	0.71	14,000	RB	CRMU-M (2)	Residential	Residential

(1) Includes privately owned single-family homes between Adkins and West Street.

(2) Appropriate zoning to be determined through the DSUP and rezoning process subject to the height and density limitations identified in the Development Framework

Table 5 Amendment

(page 47):

DEVELOPMENT FRAMEWORK

EXISTING PARCEL							PROPOSED DEVELOPMENT				
Site	Net Parcel Area		Existing Development	Existing Housing Units	Current Allowable FAR	Current Allowable Height	Current Allowable Development	Max. Total Development	Approx. Range of Housing Units	Max. FAR	Max. Height
	sf	acres									
James Bland	370,000	8.49	200,000	194	0.75	45	277,500	647,500	400	1.75	50
Andrew Adkins	196,000	4.50 ⁽¹⁾	148,000	90	0.75	45	147,000	332,500	200-250	2.50	70 west of Payne St. 50 east of Payne St.
Samuel Madden	150,000	3.44	64,000	66	0.75	45	112,500	300,000	165-225	2.00	70
Ramsey Homes	31,000	0.71	14,000	15	0.75	45	23,250	61,400 ⁽²⁾ 21,000	15-60 15-30	2.0 ⁽²⁾ 1.40	45
TOTAL	747,000	17.14	426,000	365			560,250	1,341,400 1,301,000	780-935 780-905		

(1) Includes privately owned single family homes between Adkins and West Street

(2) With Special Use Permit to permit a maximum FAR of 2.0 per CRMU-M zone [5-205(C)]